

EXHIBIT B **TYPE III DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & RECOMMENDATION**

(Engineering Review)
Form DS1201B - PSR



Project Name: PN70 Battle Ground North

Case Number: CUP 2014-00003, PSR 2014-00018,
SEP 2014-00020, CRA 2014-00006

Staff Engineer: Brad Hazen

Team Leader: Ali Safayi, P.E.

Report Issue Date: October 16, 2014

Vesting Date: July 31, 2014

DECISION

Approve subject to Conditions of Approval

Development Engineering Team Leader Initials:

A.S.
Ali Safayi

Date Signed: 10/16/14

Major Issues, Analysis & Conclusions

TRANSPORTATION:

Finding #1 – Applicability

In accordance with CCC 40.350.030(A)(2), unoccupied utility and wireless communication facilities shall only be subject to the provisions of Section 40.350.030(B)(4)(c), (d) and (e); and Section 40.350.030(B)(8).

Finding #2 – Sight Distance

The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways. Vegetation, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements at all proposed driveway approaches.

The unposted statutory speed limit on NE 112th Avenue along the development's frontage is 50 mph. The applicant's engineer has submitted a sight distance investigation letter dated April 15th, 2014 stating sight distance is over 350 feet to the south and approximately 300 feet to the north. The roadway speed limit is unposted 50 mph, therefore the sight distance needed is 500 feet to the north and south. Therefore, the applicant's engineer shall show on the final engineering drawings a minimum of 500 feet of sight distance to the north and south per county code or the applicant can obtain a certified speed study that will show the 85th percentile of traffic traveling on the roadway. The applicant would have to achieve 10 times the 85th percentile speed for both north and south bound travel lanes and delineate the sight distance triangles on the engineering plans. **(See Condition # A-1.a)**

Finding #3 – Driveway Requirements

Driveways shall have a minimum width of 12 feet of clear, unobstructed, and all-weather driving surface. Where connecting to a paved rural street, public or private, the connecting road or driveway shall be paved 20 feet back from the edge of the nearest travel lane or to the right-of-way, whichever is greater (see the Standard Details Manual, Drawing # F20). **(See Condition # A-1.b)**

Conclusion (Transportation):

Staff concludes that the proposed preliminary plan, subject to the conditions identified above, meets the transportation requirements of the Clark County Code.

STORMWATER:

Finding #4 - Stormwater Applicability

The provisions of Clark County Code Chapter 40.385 shall apply to all new development, redevelopment, and drainage projects consistent with the Stormwater Management Manual for Western Washington (SMMWW) as modified by CCC 40.385 and the county's stormwater manual. The project shall comply with Minimum Requirements 1 through 5 per CCC 40.385.020(A)(5).

Finding #5 – Stormwater Proposal

The proposal will result in impervious surfaces not exceeding the 5% of the parcel area. The applicant has submitted a stormwater plan and a report addressing Minimum Requirements 1 through 5. Engineering staff is in agreement with the report. **(See Condition # A-2)**

Conclusion (Stormwater):

Staff concludes that the proposed preliminary stormwater plan, subject to the condition above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

CARA:**Finding #6 – Critical Aquifer Recharge Area**

The CARA code section applies to all critical aquifer recharge areas as defined in Section 40.410.010(C). Based on the county GIS mapping, the proposed project falls entirely in the area of a CARA Category II, therefore, it shall be subject to provisions of the CARA ordinance. The intent is to protect groundwater that may be used in the future for drinking water or business purposes. For the cell tower, the applicant proposes a backup generator with a fuel tank which is listed in CCC 40.410.020(A). The applicant's licensed geologist, John Estrem has submitted a level 1 site evaluation report for the site dated April 16, 2014. [See EXHIBIT "1" for the entire report] **(See Condition A-6)**

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| Conditions of Approval |
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| A | Final Construction/Site Plan Review |
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| Review & Approval Authority: Development Engineering |
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Prior to construction, a Final Construction/Site Plan shall be submitted for review and approval, consistent with the approved preliminary plan and the following conditions of approval:

A-1 Final Transportation Plan/On-Site - The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

- a. The applicant's engineer shall show on the final engineering drawings a minimum of 500 feet of sight distance to the north and south per county code or submit a certified speed study to determine the 85th percentile of the traveling speeds along this section of the road. The applicant would have to achieve 10 times the 85th percentile speed for both north and south bound travel lanes and delineate the sight distance on the engineering plans. (See Finding #2)
- b. The applicant's driveway shall be paved back 20 feet from the edge of the County roadway or to the Right-of-Way line whichever is greater. The driveway width shall be 12 to 35 feet in width and the driveway entrance shall be constructed to Clark County Standard Drawing F-20 (See Finding #3)

- A-2 Final Stormwater Plan** - The applicant shall submit and obtain County approval of a final stormwater plan designed in conformance to CCC 40.385. (See Finding #5)
- A-3 CARA** - The applicant shall comply with the level 1 site evaluation report prepared by licensed geologist, John Estrem, dated April 16, 2014. (See finding # 6).
- A-4 Erosion Control Plan** - The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.385.
- A-5 Other Required Documents:** – The following documents shall be submitted with the Final Construction/Site Plan:
- a. Developer's Covenant: - A “Developer Covenant to Clark County” shall be submitted for recording that specifies the following Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. An access easement to the private facilities for the purpose of inspection shall be granted to the county. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.
- A-6 Excavation and Grading** - Excavation/grading shall be performed in compliance with CCC14.07.

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| B | Prior to Construction of Development Review & Approval Authority: Development Inspection |
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Prior to construction, the following conditions shall be met:

- B-1 Pre-Construction Conference** - Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.

- B-2 Erosion Control** - Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.
- B-3 Erosion Control** - Erosion control facilities shall not be removed without County approval.